



FILE: PA03-0101

DATE: December 3, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0101 for Site Development Permit (incorporates a changed plan to PA030024)

APPLICANT: Sprint PCS, applicant and leasee
SBC (formerly Pacific Bell), property owner
Adan Madrid, Trillium Telecom Services, agent

I. NATURE OF PROJECT:

SBC requests approval of the addition of a third cellular communications user to their existing telephone switching station and offices, at 1971 Irvine Boulevard, in the east Tustin unincorporated area. Sprint PCS will be installing 2 new antennae within the existing eaves of the roof, and a 3rd antennae to the existing screen wall on the roof, at a maximum pre-existing height of 45' 6". Previous planning application PA030024 identified how this screen wall came into being, and how it had already been used as a mounting board for a subsidiary of the building owner to install their own cellular communications facility (that via CP980047). SBC would also add equipment cabinets in an unused corner of the property, adjoining an existing 8' tall perimeter block wall, to be surrounded by fencing (rather than the bollards found elsewhere on site) to prevent damage from vehicles. There is no setback requirement for such free-standing equipment.

The North Tustin Advisory Committee (NTAC) reviewed and recommended approval of this planning application on November 19, 2003.

The project will not have any significant internal circulation impacts, or significant aesthetic impacts when viewed from the exterior. The property is zoned E4 "Small Estates" District, and has a General Plan land use designation of "Suburban Residential".

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; Section 7-9-67.3 of the applicable E4 "Small Estates" District regulations, and Section 7-9-129.2 (antenna height limits).

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorically Exempt (Class 1), as the minor alteration of an existing structure, from the documentation requirements of CEQA. Appendix A contains the required Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director
Planning and Development Services Department

By: _____
Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.